

# Importance of FengShui Principles When Buying or Selling a Home

By Michele Duffy



The water feature outside this Orinda resident's entryway creates a flow of life force to the home. Photos provided

We all know what it feels like to walk into a home that oozes open, airy, positive energy, or when a dwelling sometimes feels draining, dark, heavy and unhealthy. The reason could be good – or bad – FengShui.

FengShui (pronounced Fung Schway) is literally translated “wind” and “water,” based on the Taoist belief that everything is interconnected. The art and science of FengShui represents a way of living “on purpose” which acknowledges the existence of Qi or energy

(sometimes called ch'i or prana) that is everywhere and influences us at all times.

FengShui experts use a tool called the Bagua map and overlay it over each space from the front entrance, to analyze the specific energy in nine different areas of our lives; it is individual in scope. (See diagram)

While the price of a home is a strong determinant to potential buyers, the energy of the home can be equally important. When searching for a home with good Qi, a few examples of what buyers should look for include: homes with an even shape or lot; homes with abundant natural light; or homes not located at the end of a cul-de-sac or T-intersection.

When a home/lot is an uneven shape various areas of the FengShui Bagua are “missing,” meaning there is no energy or Qi circulating or bringing life to that area. Cul-de-sacs are similar to stagnant dead ends energetically, and the home facing a T-intersection is weakened and drained energetically by the overwhelming Qi from the road.

Qi cannot be stopped or destroyed, but energy certainly can be productively redirected or transformed, which is the goal of FengShui work. FengShui acknowledges the positive relationship of the natural world to human beings. Long before western studies confirmed that a walk in the woods stimulated brain activity, Taoists understood that profound connection.

And even if “bad” FengShui exists in a potential new home, with the help of a certified FengShui expert, the property can be transformed with “cures,” like water features, plants, mirrors, sculptures, and wind chimes, which are then blessed.

So how can sellers create a home that buyers will connect with immediately and imagine themselves living in happily? First, create a magical garden experience for buyers all along the path to the home so the curb appeal sets the home apart from other properties, while enticing buyers to enter and see more. The best cure for any entry way is a FengShui water feature, like a fountain to activate the water element associated with that area

of the home. Water is life itself and is also symbolic of cash flow, life path, opportunities and good fortune. A water feature activates the powerful entryway to the home and creates a flow of life force to your home.

Clutter can drain energy, so sellers should rid their homes of personal belongings to let the energy flow, allowing buyers to imagine themselves in the space. Arrange chairs, for example, on a deck that overlooks a view; create in the buyer's mind a desire to watch sunsets, entertain, or enjoy the view from that home. Or create a warm and inviting master bedroom to connect emotionally with buyers and help them to imagine themselves loving that retreat.

Enlisting the help of a FengShui expert will educate you on what homes will promote health, happiness and prosperity, the three jewels of FengShui.



Bagua map